

3 Bedroom Family Home

William Harding School Catchment

77 Harvey Road, Aylesbury,
Buckinghamshire, HP21 9PL



FIXED PRICE
£350,000

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LOCATION

Harvey Road offers a prime location near Stoke Mandeville Hospital and is conveniently close to Stoke Mandeville railway station, and Aylesbury mainline railway station'served by Chiltern Railways with a direct line to London Marylebone, typically taking around 50 minutes. The area boasts excellent road links, providing easy access to Oxford, Hemel Hempstead, Milton Keynes, and London. Residents will appreciate the nearby local shops and takeaways all within walking distance.

THIS HOME FEATURES

NO UPPER CHAIN
WILLIAM HARDING SCHOOL
CATCHMENT
WALKING DISTANCE TO
HOSPITAL
THREE DOUBLE BEDROOMS
LOUNGE/DINER
FITTED KITCHEN
GUEST CLOAKROOM
GARAGE TO REAR

Additionally, families will find the highly regarded William Harding Primary School just a short walk away, making Harvey Road an ideal choice for both professionals and families.



PROPERTY SUMMARY

We Sold It are pleased to present this three-bedroom terraced family home on Harvey Road, Aylesbury, offering spacious living with three double bedrooms, a family bathroom, and a guest cloakroom. The property features a lounge/diner, a fitted kitchen, and both front and rear gardens. A garage to the rear provides additional convenience. Ideally located, it is within walking distance to Stoke Mandeville Hospital and falls within the catchment area for the reputable William Harding School, making it perfect for families seeking comfort and convenience.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

